



**Community:** Grand Oaks Reserve  
**Model:** 10079 Oakland Hills Drive, Cleveland, TX  
 77327



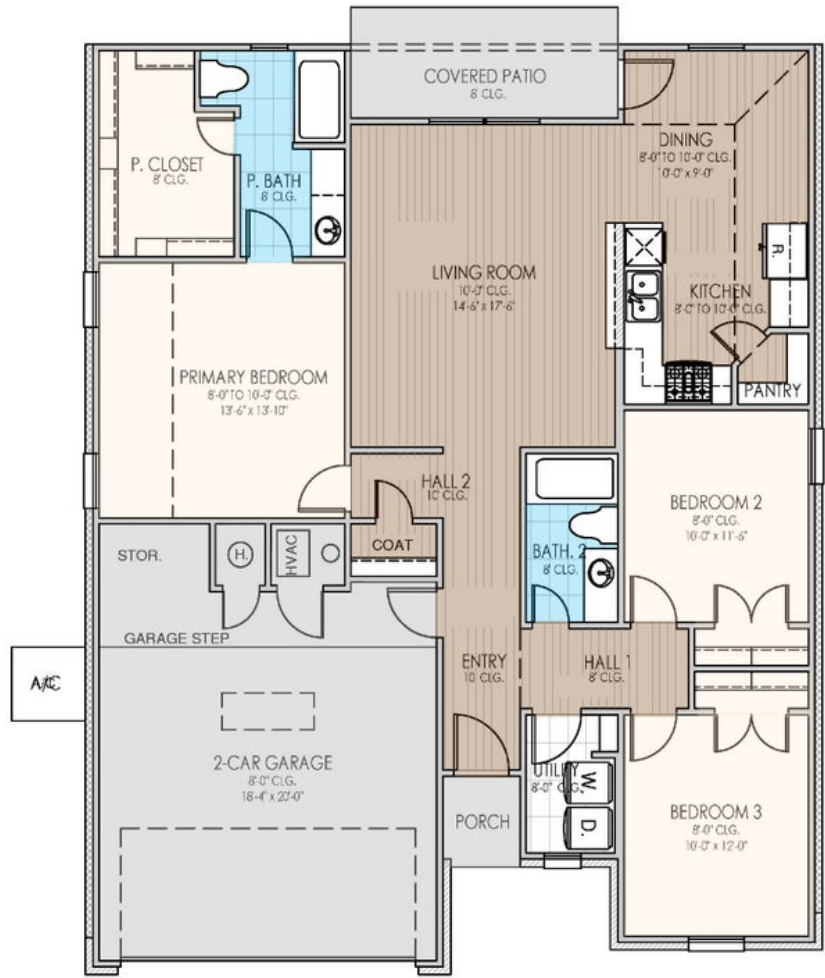
**10230 Cabo Del Sol  
 Cleveland, TX 77327**

**HOME PRICED AT  
 \$258,990**

Price and availability are subject to change without prior notice. Accurate as of Sep 12, 2024.

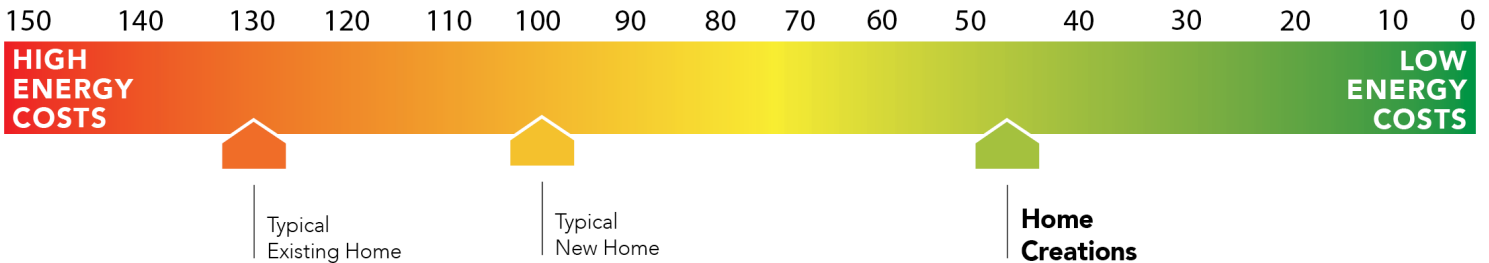
**From the Village Collection**

**Floor Plan:** Bradford  
**Square Feet:** 1,416 (m.o.l.)  
**Bedrooms:** 3  
**Bathrooms:** 2.0  
**Garage:** 2 Car



**This floor plan with a HERS Index Rating of 53 is:**

- 47% more energy efficient than a typical new home
- 77% more energy efficient than a typical existing home



The availability and/or features of this plan are subject to change without prior notice. Price of this plan will vary at different communities. Please contact our New Home Consultant for details and available homes with this plan.





# Included Features

**Address:** 10230 Cabo Del Sol **Price:** \$258,990

**Collection:** The Village Collection **Floor Plan:** Bradford

**Square Feet:** 1,416 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

## Construction / Plumbing / Electrical / Mechanical

Kitchen Exhaust Vented to the Outside  
15.2 SEER electrical central air conditioning  
Expandable AquaPEX tubing and connectors for water lines  
Enhanced Post-Tension Foundation designed and inspected by a 3rd party engineer

Electric dryer connection in utility room  
Exterior 2 x 4 stud-grade lumber walls (16" on center)  
Structural Framing Members designed and inspected by a 3rd party engineer

## Bathroom

Quartz bathroom countertops  
Choice of Luxury Vinyl in all baths  
Fiberglass shower / tub combo with choice of tile in hall bath  
Towel bar that matches paper holder (homes permitted after 06/01/24)

Delta®, or equal, bathroom faucet  
Primary bath comes standard with kneespace (plan may vary)  
Full-Height, Full-Overlay Cabinets with Cabinet Hardware included  
Schluter® Systems Waterproof membrane system behind every tub and shower wall

## Interior Finishes

Insulated entry door (panel style may vary)  
1 USB Combo outlet in Primary Bedroom (homes permitted 01/01/2023)  
Choice of Luxury Vinyl Throughout main area, entry, kitchen, dining, bathrooms, and hallways  
Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single story plans)

Garage Door Opener with 2 Remotes and Wifi Connectivity  
4" paint grade baseboard and casing throughout, including the garage  
All bedrooms and bedroom closets come cut loop berber carpet with 1/2" 6 lb pad in select areas  
Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)

## Inspections / Engineering

All foundation & frame designs reviewed and stamped by 3rd party state-certified engineer.

HERS Index energy efficiency rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

## Energy-efficiency

Gas furnace for heating  
R-38 blown-in insulation in attic  
HERS testing before drywall, and before closing  
80% Rheem water heater (homes permitted after 06/01/24)  
Radiant barrier roof decking keeping your attic up to 30 degrees cooler

Roof Ventilation system  
R-6 Insulated and mastic sealed A/C ducts  
Low-E glass with Argon Gas, tilt-in vinyl windows  
R-15 blown-in insulation in external walls. Excludes garage  
Polycel caulking around windows, doors and joints (energy efficient caulking package)

## Garage

Pull-down attic access in garage (per plan)

## Safety

Taexx® Pest Control Tubes ran throughout home  
OSB exterior walls with 10-year DUPONT TYVEK HOMEWRAP warranty  
Hardwired-Combo Carbon Monoxide/Smoke Detectors used throughout home with battery backup

Anchor bolts that secure perimeter walls to foundation  
Hurricane Straps on each rafter that secure perimeter walls to rafters/roof

## Smart Home Features

Kwikset door hardware, including Smartkey functionality at all exterior doors

## Exterior Finishes

Semi-gloss exterior paint with two colors  
Brick exterior with James Hardie® siding and trim  
Concrete-covered patios available (vary per plan)  
Standard Hose Bibs (homes permitted after 06/01/24)  
Full Sod in front and side yards. Back yard to have 20' from back porch

2 Woodford freeze-proof exterior water spigots  
Composite Shutters and/or accents (vary per plan)  
Minimum of 2 exterior waterproof electrical outlets  
Diverter over front entrance (homes permitted after 06/01/24)

## Warranties

Builder's limited one-year warranty  
HomeTeam Pest Defense Termite warranty  
Manufacturer's limited appliance warranty  
Manufacturer's limited heating & cooling units warranty

RWC New Home limited 10-year warranty  
DUPONT TYVEK HOMEWRAP 10 year warranty  
Manufacturer's lifetime limited shingle warranty  
30 year limited warranty on James Hardie® siding and trim (starts after 9/1/23)

**Buyer's Initials** \_\_\_\_\_ **Buyer's Initials** \_\_\_\_\_ **Seller's or its Representative's Initials** \_\_\_\_\_

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Due to constant updates and revisions of our plans, your home may vary slightly from the designs features here. Please consult your New Home Consultant for details.





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## Kitchen

Delta® kitchen faucet

WiFi oven integrated in the Samsung® range

2 cm quartz kitchen countertops with tile backsplash

Full-Overlay, Factory-finished cabinets with 36" uppers and choice of cabinet hardware

Water line for refrigerator icemaker

1/3 horsepower sink garbage disposal w/ air switch

Over-the-range stainless steel Samsung® microwave with exterior venting

4 burner Samsung® Gas Range with integrated Griddle Samsung® stainless steel dishwasher

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